



**10 Linley Drive, Roundthorn, Oldham, OL4 5NH**  
**Offers Around £190,000**

SEMI DETACHED TRUE BUNGALOW | CUL-DE-SAC | TWO BEDROOMS | NO CHAIN | FREEHOLD |  
The bungalow on Linley Drive comprises of a vestibule, entrance hall, lounge, kitchen, conservatory, two bedrooms and bathroom & WC. The outside provides a front garden, side driveway, garage and rear garden. VIEWING ADVISED.

## ACCOMMODATION

### VESTIBULE

### HALL

### LOUNGE

10'1 x 16'7 (3.07m x 5.05m)



### KITCHEN

8'7 x 10'6 (2.62m x 3.20m)



Single drainer, stainless steel, sink unit. A range of wall and base units with worktops and splash back tiling.

### CONSERVATORY

8 x 6'1 (2.44m x 1.85m)



### BEDROOM ONE

10'8 x 10'6 (3.25m x 3.20m)



### BEDROOM TWO

6'9 x 10'6 (2.06m x 3.20m)



## BATHROOM & WC

5 x 10'5 (1.52m x 3.18m)



Three piece white suite, shower over the bath, tiling.

## EXTERNALLY



Gardens to front and rear, driveway at the side leading to the garage.

## SERVICES -

All main services are installed.

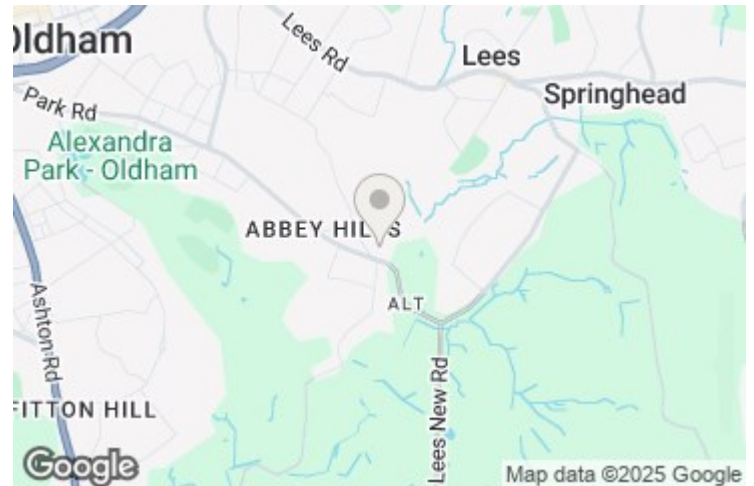
## IMPORTANT NOTICE -

No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

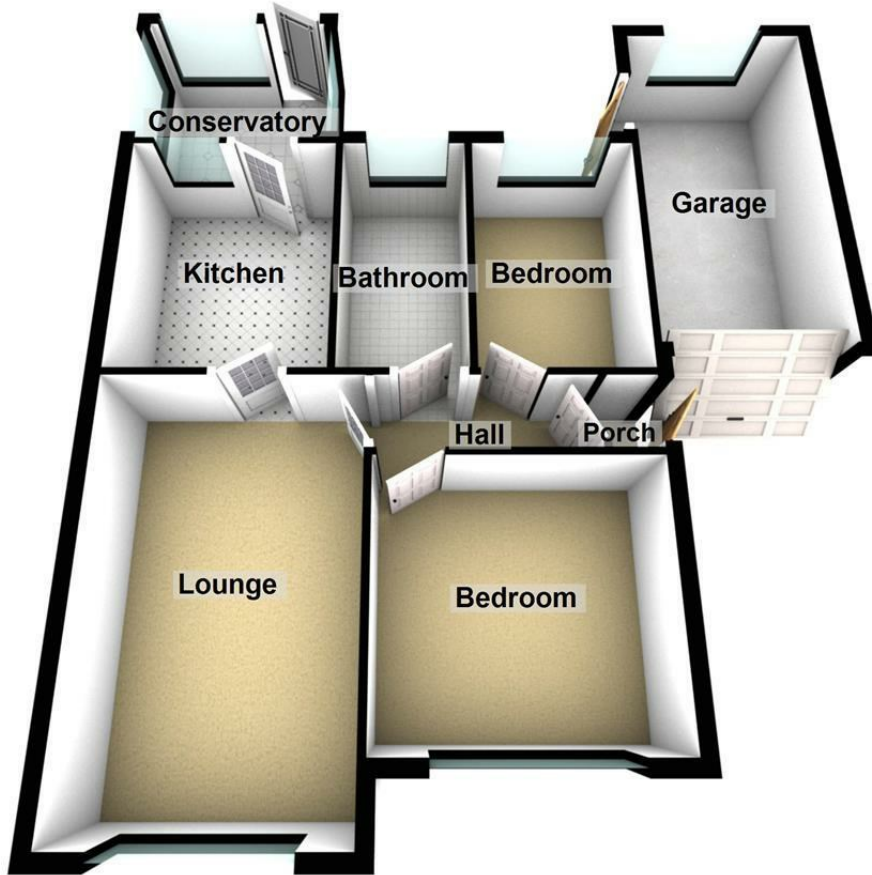
## DISCLAIMER -

Wild & Griffiths themselves and the vendors/lessors of this property give notice that these particulars have been prepared in good faith having regard to the property misdescriptions act (1991). Measurements are intended for descriptive purposes only and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the information

provided and condition of the property and no warranty is given by the vendor, their agents or any other person in their employment. The property is offered subject to contract and still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing.



## Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			83
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 